

# MPSTEAD GARDENS

Acquired by the late Austin Corbin as the ideal spot on Long Island  
**ACRE PLOTS,**  
 AINING 17-25 LOTS, WITH GUARANTEE TITLE,  
**\$250 and Upward.**

ly payments without interest, or a rebate of 6 per cent for all cash,  
**AND SUCH PROPERTY!**

High, dry and rolling; soil rich and fertile.  
 Grand old shade trees; elegant streets and avenues.

## HEMPSTEAD GARDENS

hour's ride from New York City Hall, and in a short time without change of Brooklyn Bridge. Two stations on property. Commutation less than day.  
**AN ACRE PLOT**  
 You land enough to surround your house with smooth spreading lawns, to vegetables, fruit and flower gardens, berries, poultry run, ough room for pasture for horse and cow.  
 Call or address for further information, maps and free tickets.

## C. RATH & CO.,

ELEVEN JOHN STREET, NEW YORK.

Real Estate For Sale or To Let. Borough of Bronx. Real Estate For Sale or To Let. Borough of Bronx.

## Season Realty Co.,

208 East 128th Street (3d Ave. Plaza),

Home Seeker and Investor Choice 24th Ward. Lots, Value \$400 and upward, Chester Avenue, on a line of 171st to 180th Street, at the extremely low terms of

**Down and \$5 Per Month.**

Greatest Rewards of Commerce are won by shrewd conjectures of coming When these become History it is too late. Thousands in the city might have stunes if they had only known; so as to the future no man knows to-day! before it will pay you to summon the utmost penetration, judgment and fore- anticipate, if possible, the destiny of our property. do not let this opportunity pass you by. This is your one chance, and on the great of time there is but one word, NOW.  
 Just think of buying New York City property on the above terms!

WHERE CAN YOU DUPLICATE THIS OFFER?  
 WHERE CAN YOU DO BETTER AS AN INVESTMENT?  
 THE ADVANTAGE OF THIS OPPORTUNITY. TAKE OUR ADVICE!  
 INSPECT THE PROPERTY! HAVE A TALK WITH US.

**REMEMBER. THINKING PAYS!**  
 HE MOST FOLLOW, THE FEW LEAD. THE FEW DO THE THINKING."

AGENTS ON THE PROPERTY.  
 For further particulars, etc., call or address

## LEASON REALTY CO.,

No. 208 East 128th Street. | Third Ave. Plaza.

Real Estate For Sale or To Let. Borough of Brooklyn. Real Estate For Sale or To Let. Borough of Brooklyn.

**ots, \$300 and Upward.**  
**5 and \$10 Monthly. DISCOUNT FOR CASH.**

## RICHMOND HILL TERRACE

(Adjoining the New 550 Acre Forest Park.)

**ADWAY AND JAMAICA AVE. CARS DIRECT TO PROPERTY.**  
**5 CENT FARE.**

All First-Class Improvements.  
 Queen Anne Cottages, Just Finished, on Easy Terms.

**I. REAL ESTATE EXCH. AND INV. CO.,**  
 1155 Myrtle Ave., Near Broadway, Brooklyn.  
 S. H. CARR, Secy. IGNATZ MARTIN, Pres.

**Real Estate.**  
**RENT PAYS FOR HOME.**  
 Will buy, or build anywhere for you both home and lot; comparatively nothing required down. Call on us. NEW YORK. REALTY PURCHASE 80-127, 145 Nassau St., New York.  
**A. FARMS \$3** per acre and upward. Easy payments. Catalogue free.  
**W. E. CLAWSON & CO.,** Richmond, Va.

**Real Estate Loans.**  
**MONEY FOR LOANS.**  
 NEW YORK, NEW JERSEY, BROOKLYN, WESTCHESTER, QUEENS COUNTY AND ELLENBURG.  
 Loans purchased, built for homes or investors; first and second mortgages for paying taxes, interest, building improvements, etc. Easy terms, 3 1/2 per cent. **HANOVER COMPANY, 280 Broadway.**

**MONEY TO LOAN ON BOND & MORTGAGE.**  
 First and second mortgage loans made on city and suburban real estate; quick decisions and prompt closings; principals only.  
**E. J. RICKERT, 141 Broadway.**

**Real Estate Loans.**  
**MONEY LOANED**  
 Will build homes or pay off mortgages.  
**ALSTIN & CO., 220 Broadway, N. Y.**  
 Open Monday evenings until 8 o'clock.

## Don't Miss This Chance OFFERED TO-DAY

## At HOMECREST.

Lots \$50 to \$100 less than any offered for our city competitors. \$1.00 per week up.  
 Homecrest has better railroad facilities for reaching Park Row or the business centres of Manhattan Borough than any other homestead property in New York.  
 CALL AND JUDGE FOR YOURSELF.

Every Lot a Graded Lawn Ready to Build Upon.

THIS PRINCE OF PROPERTIES, overlooking SHEEPSHEAD BAY and the OCEAN, at MANHATTAN and BRIGHTON BEACHES, can be reached from PARK ROW for a FIVE CENT FARE, in 30 MINUTES. LESS TIME than it takes to Harlem or New Jersey.

Is surrounded by restricted residential property; has postal delivery, police and fire protection. High, Dry and Healthful.

Many Thousands of Dollars Are Being Spent for Macadamizing, Laying Walks and Other Improvements.

Lines to PROPERTY: KINGS COUNTY "L. R." via BRIGHTON BEACH BRANCH FROM BROOKLYN BRIDGE (station on the property) SMITH STREET FROM PARK ROW DIRECT: MARCY or FRANKLIN AVENUE ELECTRIC CARS FROM GRAND AND 23D ST. FERRIES. Same cars go to MANHATTAN, BRIGHTON and WEST BRIGHTON BEACHES (Coney Island).

Ask the Conductor to Let You Off at Avenue U.  
 REPRESENTATIVES ON THE GROUNDS DAILY.  
 TITLE GUARANTEED BY THE TITLE GUARANTEE & TRUST COMPANY.  
 FOR FURTHER PARTICULARS CALL OR WRITE THE HARBOR & SUBURBAN BUILDING AND SAVINGS ASSOCIATION, 34 AND 36 WALL STREET, NEW YORK CITY.

Real Estate. Real Estate.

## TALK IS CHEAP,

and wild, bombastic talk such as frequently used in page and half-page display type by our competitors should have little or no weight with them who know the real from the inflated values of the different properties now offered to the public.

## PROPERTIES ACROSS THE RIVERS

have had their "Black Eye" for some time, and does it stand to reason now, because a syndicate of capitalists offer a section of lots in proximity to a trolley line, that such property will rise and soar beyond all calculation, and is therefore that the spot for a home and an investment? We think not. It is just as important to inquire into the tax rate (and ascertain if you have escaped the heavy assessments which are bound to be levied in a new section of "Greater New York" before you make the leap, otherwise you are likely to be swamped before you have time to say "Jack Robinson." This is a point to be considered, and then notice how many buildings are being erected by contractors on speculation—and how many by parties that mean to occupy them—and also look into the matter of the advertised free R. R. tickets, and free everything, and then ask yourself if there is not a "string" attached to some of those promises.

## THE IDEAL SPOT, BRONX-MANOR,

the most picturesque, and really the most accessible Homestead in the State of New York

located at Bronxville Station on the Harlem R. R., Westchester Co., almost within a stone's throw of Yonkers on the west and Mt. Vernon on the east. This high-grade estate is benefited by a fine water system, street main, sidewalks, grand avenues, costly dwellings and splendid surroundings. And, remember this fact, one good lot in Westchester County is worth three good lots located elsewhere; besides, not a single lot is made up from the fillings of ashes and garbage and deftly covered with sod. It is, as all the world sees it, the garden spot of America.  
 Lots 25x100 (not 20x80), \$150 and upward. Payments to suit. Titles Guaranteed.  
 FREE TRAIN TO-DAY AND EVERY SUNDAY AT 2:20, from Harlem Division, Grand Central Depot, and from 125th st. and 138th st. Stations 10 minutes later. Agents at either depot.

## BRONX-MANOR ASSOCIATION

167 Broadway, 2d Floor.

Real Estate For Sale or To Let. Borough of Brooklyn. Real Estate For Sale or To Let. Borough of Brooklyn.

## Must Be Sold Before WEDNESDAY, Sept. 22, 91 Choice Lots

IN SHEEPSHEAD BAY AT A SACRIFICE.

This is all that remains of the M'KANE-DADY-O'ROURKE ESTATE, and to make their sale positive we will sell them at a great sacrifice in price.

The lots are located directly back of the Oriental and Manhattan Beach hotels, one block from Sheepshead Bay, between Voorhees Ave. and Jerome Ave., and between East 28th and East 23d sts.

They are sewered, watered, gassed, policed, macadamized, curbed and schooled (Public School No. 88, containing 20 class rooms, standing right on the property), churches, stores, postal service and fire protection.

**EASY PAYMENTS.**  
 Kings County "L" cars from N. Y. City Hall, the "Nassau" cars, N. Y. City Hall, and from 23d and 39th st. ferries, "Brooklyn Heights," Manhattan Beach R. R., cars from other ferries, circle the property.  
 Call at our office for maps and further particulars.

## M McNULTY & FITZGERALD,

199 MONTAGUE ST., BROOKLYN.

Real Estate For Sale or To Let. Borough of Manhattan. Real Estate For Sale or To Let. Borough of Manhattan.

AT \$12,500—32d st., near 1st ave., fine dwelling, newly renovated throughout. MYERS, 105 East 72d st.  
 AT \$8,500—17-foot 3-story residence, 103d st., near Lexington ave. MYERS, 105 East 72d st.

**Washington Heights.**  
**WASHINGTON HEIGHTS**  
 (arranged for one or two families).  
 Nos. 531 to 537 West 187th St., including corner; four story, hardwood trim, all 10 feet front; 2 bathrooms; 13 rooms; street paved, cable cars; price \$12,000 cash, corner \$14,000; will take small cash payment, balance on easy terms; liberal discount for cash; commission to brokers; might rent. Inquire on premises, Nos. 531, or send for photographs and full particulars to  
**BRYAN L. KENNEDY & CO., 66 Liberty st.**

**Borough of Bronx.**  
**CHAPMAN**—\$5,700 buys the handsome, new steam-heated Queen Anne cottage, corner Grand ave. and Breckinridge place, Lawrence Heights; \$4,750 for similar house adjoining; either house, \$4,000. See building and lot prices. Call Jerome ave. today to 183d st.

**A NEW brick and stone dwelling, which cannot be duplicated for \$1,000 more than the price asked; 150 ft. front; 2 bathrooms; 13 rooms; street paved; cable cars; price \$12,000 cash, corner \$14,000; will take small cash payment, balance on easy terms; liberal discount for cash; commission to brokers; might rent. Inquire on premises, Nos. 531, or send for photographs and full particulars to  
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**FOR SALE—A 2-story house, above the bridge, close to 82d ave. 100x100, ready for building purposes. Inquire of WILLIAM E. HAWES, 105 Cedar st.**

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**ELMHURST, L. I.**  
 In Centre of City of New York.  
 Lots \$125. 45 Cash, \$5 Monthly.  
 Trolley direct to City Hall, Fare 5c.

**LOTS AT LAUREL HILL,**  
 1 1/2 Miles from James Slip and 24th st. Ferries, 10 minutes by trolley, \$200; \$5 monthly payments.

**A LOT FOR \$15.**  
 25c. Cash, 25c. Weekly.

Lots at North Amityville, 25x100; commutation, 22 1/2 miles; perfect; lots high and level; climate healthy; one mile from the village of Amityville, two miles from the Great South Bay.  
 This is a home for \$20, and monthly possession of the place can be had after one-quarter of the purchase price is paid. Call or write EXECUTOR, 202 Bay St., New York.

**GEO. S. JERVIS,**  
 Grand st., Junction Flushing ave., Masspeth, L. I.

**House, Barn and 5 Acres.**  
**PRICE \$425.**

situated on the north shore of Long Island, 3 minutes' walk from railroad station and close distance from schools, churches and stores of all kinds, in a town of 1,800 inhabitants; 10 minutes' walk from a large race track, and near 3 large stock farms; the house is in excellent condition, and the land is good black soil; will sell same on easy terms, \$15 down and \$5 monthly; possession of the place can be had after one-quarter of the purchase price is paid. Call or write EXECUTOR, 202 Bay St., New York.

**5-ACRE FARM,**  
 Near Patchogue, L. I.; good, rich soil; easy terms; \$5 down and \$2 per month; first-class investment. Call or write, O. L. SCHWENKE, 570 Broadway.

**AT FREEPORT, L. I.—15 minutes' walk to station; two acres and good house. 2-story, 7 rooms, cellar, attic, modern, good condition; \$1,500; \$500 cash, balance \$15 monthly. H. P. LIBBY, Freeport, L. I., after 12 o'clock daily.**

**AT FREEPORT, L. I.—10 acres; tillable; small house and barn; price \$1,800; mortgage \$500. H. P. LIBBY, 203 Montague st., Brooklyn, to 10:30 p. m. daily.**

**BEAUTIFUL Queen Anne house at Morris Park; 7 rooms, bath, attic; heater in cellar; tubs, range; \$2,100; \$400 down, \$400 cash, balance \$15 monthly. H. P. LIBBY, 203 Montague st., Brooklyn, to 10:30 p. m. daily.**

**RIG GARGAIN—Pretty cottage in Flushing; 7 rooms, 2 1/2 lots, barn, sacrifice for \$1,800. H. P. LIBBY, 203 Montague st., Brooklyn, to 10:30 p. m. daily.**

**BARGAINS—Two family houses; 11 rooms, \$4,400; 13 rooms, \$5,500; all improvements. STARKIE, 105 East 72d st., New York.**

**CHAPMAN—Three-story frame house; 7 rooms; 7 1/2 improvements; furnace, cellar; \$5,500. STRICKER, 2018 3d st., New York.**

**ELEGANT 30-acre farm, about 60 minutes out 25 acres under cultivation, 5 woodland; extra good soil; fine house, 9 rooms, splendid condition; good stable and barn; land level and in good shape; short distance from city; station, etc.; very desirable and bargain; price, \$17,000. \$700 cash, balance easy. Fuller particulars of RUSLEY, 12 Chambers st.**

**FOR SALE—At Port Washington, Long Island, 105 acres; near depot. JOHN H. O'NEILL, 128 W. 4th st., N. Y. City, from 10 to 12.**

**NEED MONEY—Price, \$1,000; half cash, balance mortgage; Jamaica Village, best location; 6-room house, extra large lot; back block from trolley; secure it to-day. HOFFMAN, Ray st., Jamaica.**

**AMY—A 2-story house, modern improvements, splendidly located; 5 minutes from station, 30 minutes from Long Island City; for sale, price, \$1,000; \$300 cash, balance easy. Address JACOB GHOZT, owner, Whitestone, L. I.**

**Farms for Sale.**  
 A BARGAIN—Stock farm, 100 acres; good building, one mile from village; healthy location; price, \$1,200; half cash; send for our list of farms. H. B. HOLMES & CO., 253 Broadway, New York.

**FIFTY ACRE FARM** for \$2,000; 30 miles from New York on the north side of Long Island; one mile from station; land all under the highest state of cultivation; 7 room house, barn, stable and other outbuildings; farm is well fenced and a short distance from the Sound, on the road leading across the island; no better land on Long Island; \$1,000 cash; balance can remain on mortgage. W. M. CALLAHAN, 160 East 34th st., open evenings.

**FINE farm of twenty-three acres, six-room house and good outbuildings; well stocked in fruit of all kinds; one mile from town. Write for further information; easy terms; price, \$1,200. R. TAYLOR, Lincoln, Va.**

**FARM for sale in Dolansville, 81 acres; all kinds of fruit; seven room house, \$2,000; \$1,000 on mortgage; JOHN CRAIG, Millford, Del.**

**Real Estate at Auction.**  
**H. C. MAPES & CO., Auctioneers,**  
 WILL SELL AT PUBLIC AUCTION,  
**WEDNESDAY, September 21,**  
 at 12 o'clock noon, at the New York Real Estate Exchange, 111 Broadway.  
 BY ORDER OF SUPREME COURT IN PARTITION, under direction of JOHN H. CLAPP, Esq., referee.

**27 CHOICE LOTS,**  
 SITUATED ON  
 Northwest Corner of Morris Park Ave. and Unionport Road,  
 adjoining Bronx Park, Van Nest, Bronx Borough.  
**JOHN J. GRENAN, Plaintiff's Attorney.**  
**SALE AUCTION, large brick dwelling, 17-18 Tregon square, near 3d ave., elevated. Address TRIMONT, Long Island City.**

**Real Estate Wanted.**  
 HOUSE, 7 rooms or more; improvements; will give small amount cash, balance installment; in Tremont park, near 3d ave., elevated. Address TRIMONT, Long Island City.

**HABIT—Property for sale, rent, exchange; and particulars. MURRAY'S AGENCY, 3d ave., 12th st.**

**REAL ESTATE WANTED—Any amount of cash buyers for vacant lots; Borough of Bronx; and price, mortgage and location. RICHARD DICKSON, 230 3d st.**

**WANTED to rent small farm, 2 to 6 acres, with in two hours of New York, address with full particulars, Prompt, Pay, Box 61, Jamaica.**

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